

3 Croft Street

Horncastle, Lincolnshire. LN9

BELL







3 Croft Street
Horncastle

NO ONWARD CHAIN! 3 Croft Street is a well-presented, spacious family home located to a no-through road in the heart of Horncastle. Situated off Queen Street, the property is within walking distance of a full range of services, amenities and schooling and offers off-road parking for two vehicles and enjoys a South-facing, secure, rear garden.

The property, modernised throughout, provides a range of spaces, versatile to suit a breath of requirements. Accommodation comprises: an L-shaped entrance hallway, with study/family room; ground floor bedroom/office; front Lounge, cloakroom leading off and a central dining room hosting space from which the kitchen extends, continuing down to the rear living room. The first floor is laid out with four bedrooms including master with en -suite, and a family bathroom.

ACCOMMODATION

Hallway with composite front entrance door, wood flooring, carpeted staircase up to first floor with built in under stairs storage space, radiators, ceiling lights and power points. Doors to ground floor accommodation including:

Study / Family Room with uPVC double glazed window to front aspect; wood flooring, radiator, TV point, ceiling light and power points.

Ground Floor Bedroom / Office with uPVC double glazed windows to rear aspect; wood flooring, radiator, TV point, ceiling light and power points.







Dining Room having uPVC double glazed French doors to rear, windows to side aspect; wood flooring, radiator, ceiling lights and power points. Open doorway to:

Kitchen having uPVC double glazed windows and patio door to side aspect; an excellent range of modern units to base and wall levels, double sink to bevel edge worktop with drainage furrows with space and connections for under counter washing machine and upright American style fridge freezer, Belling oven and grill, four ring hob beneath extractor. Tiled floor, radiator and power points. Door to:

Living Room having uPVC double glazed windows to side, patio door to front aspect; tiled floor, radiator, ceiling lights and power points. Door to utility cupboard.

Lounge having uPVC double glazed bay window to front aspect; fireplace with brick stand and oak surround, carpeted floor, radiator, TV point, ceiling light and power points.

Cloak Store with wood flooring and ceiling light. Door to:

Separate Toilet with uPVC double glazed obscure window to front aspect; low level WC, circular hand wash basin to storage unit, tiles to half height to walls & floor, heated towel rail and ceiling light.

First Floor - Gallery Landing with carpeted floor, radiator, ceiling lights and power points. Doors to first floor accommodation.

Bedroom having uPVC double glazed window to front aspect; built in storage space, feature fireplace, carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to front aspect; bath with shower attachment, corner shower cubicle with monsoon shower head over, wash hand basin to storage unit. Tiled floor, heated towel rail and ceiling lights.







Bedroom with uPVC double glazed windows to rear aspect; carpeted floor, radiators, ceiling light and power points.

Bedroom having uPVC double glazed bay window to rear aspect; feature fireplace with storage units either side, carpeted floor, radiator, ceiling lights and power points. Door to:

En-suite Shower Room comprising shower cubicle with electric shower over and board surround, wash hand basin and low level WC. Tiled floor, tiles to half height to walls, heated towel rail and ceiling light.

OUTSIDE

To the front has brick paved parking spaces for multiple vehicles, and a low maintenance gravel area behind the front brick post and railed fence.

The rear garden, a child and pet friendly secures space, is laid to lawn with brick paved patio space, a corner timber decked area and raised planter at the rear. The rear spaces south, enjoying sun throughout the day.

East Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING:

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org;
Website: http://www.robert-bell.org

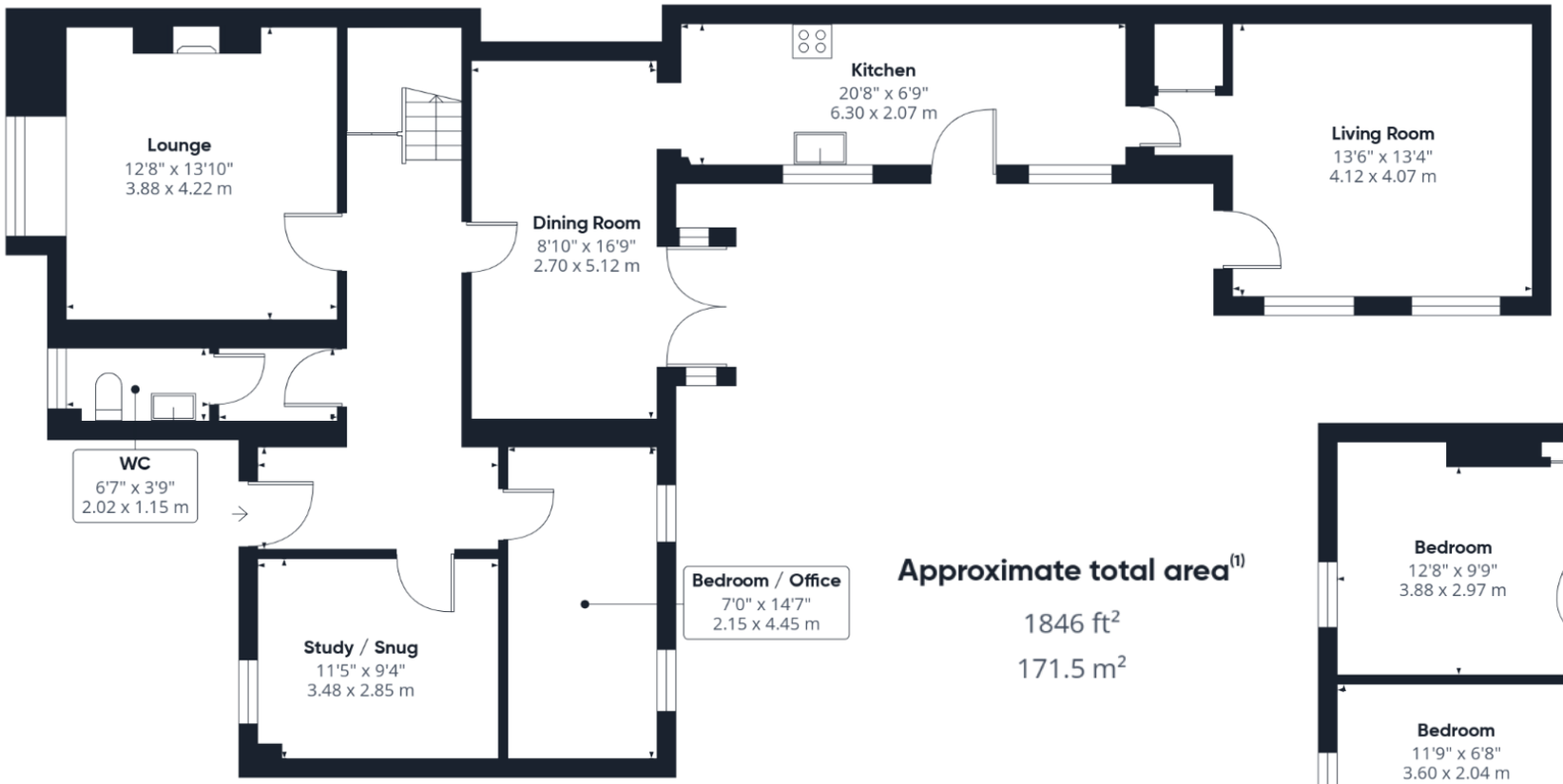
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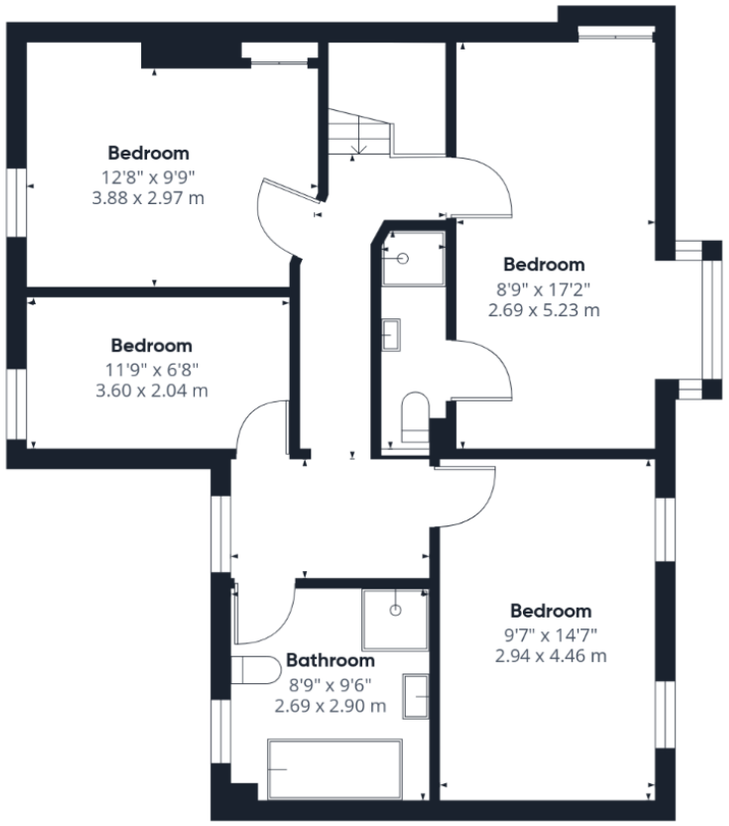




Approximate total area(1)

1846 ft²

171.5 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org
www.robert-bell.org

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